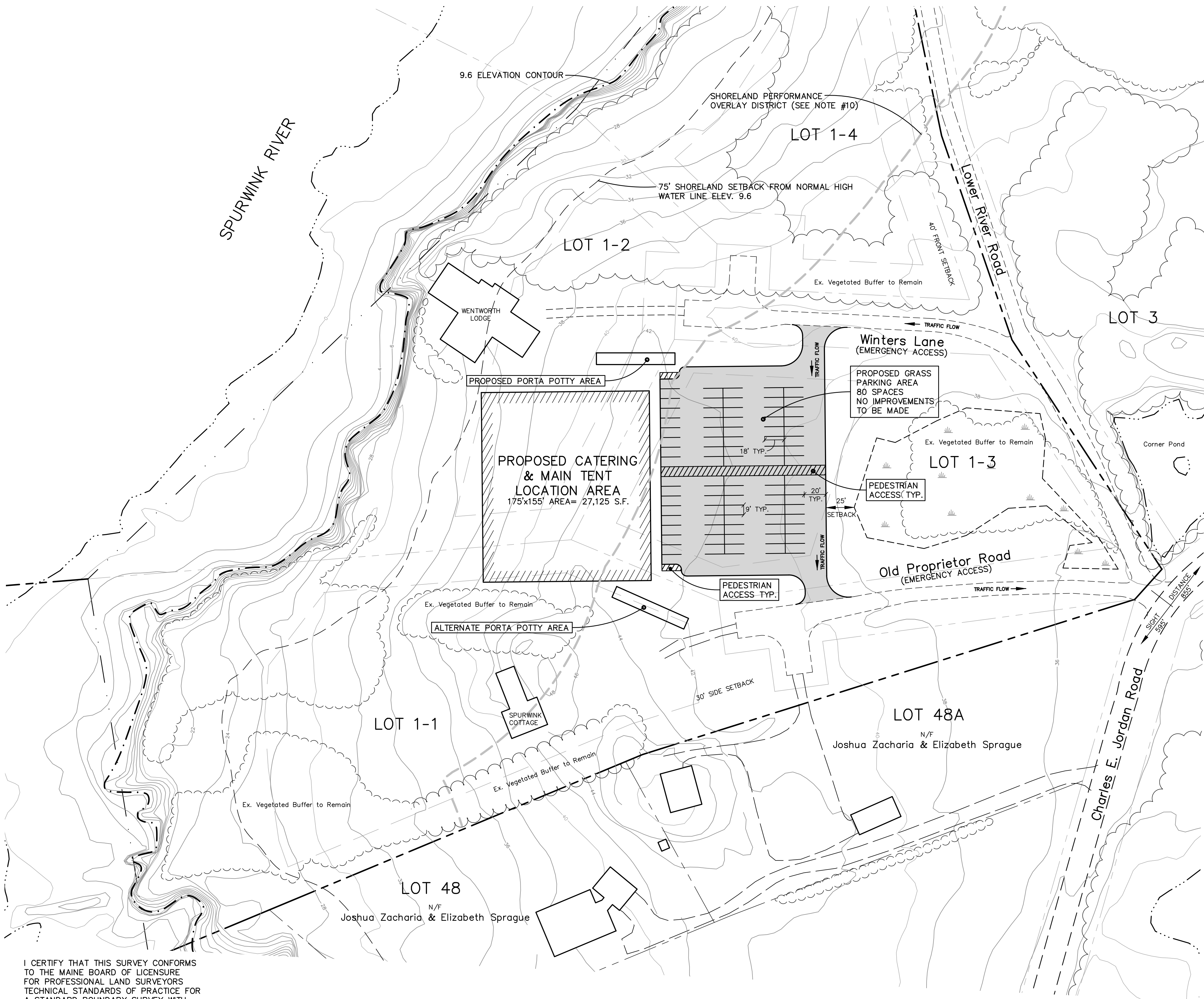


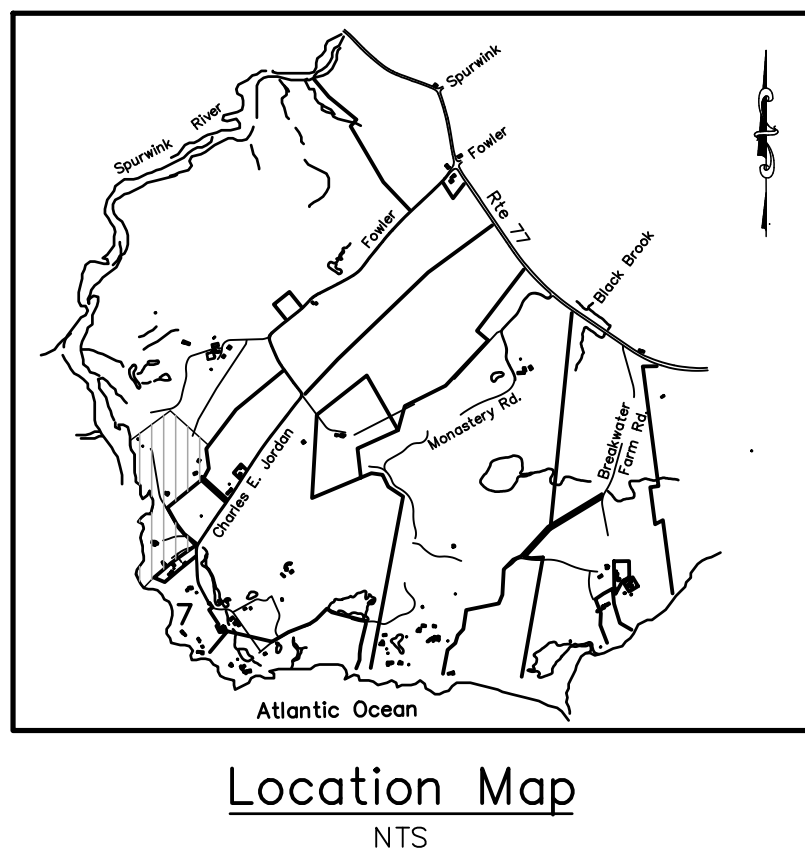
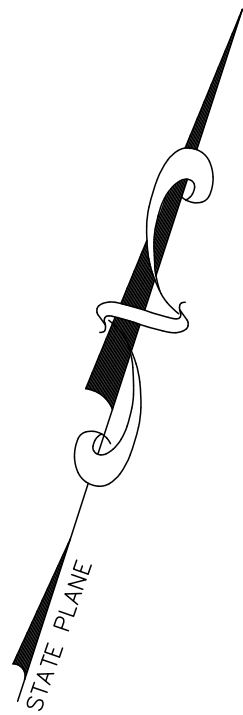
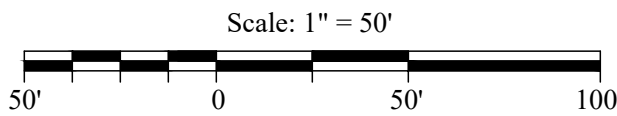


I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT



ROBERT C. LIBBY JR. PLS #2190



NOTES:

- OWNER/APPLICANT: THE SPRAGUE CORPORATION
1 RAM ISLAND FARM ROAD
CAPE ELIZABETH, ME 04107
- SURVEY: BOUNDARY & WETLAND SURVEY
1999 SPRAGUE FAMILY LAND USE PLAN
APPROVED MARCH 16, 1999 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 199, PAGE 303
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
380B MAIN STREET
GORHAM, MAINE 04038
- WETLANDS: 1999 SPRAGUE LAND USE PLAN
WOODLOT ALTERNATIVES
STEVE WALKER
122 MAIN STREET
TOPSHAM, MAINE 04086
- TAX MAP REFERENCE: MAP R8, LOTS 1-1, 1-2, 1-3
- ZONING: RA (RESIDENTIAL), RP (RESOURCE PROTECTION), SZ (SHORELAND ZONING)
- PROPOSED USE: SPECIAL EVENT FACILITY
- PROJECT AREA: 18.89± ACRES (INCLUDES LOTS 1-1 TO 1-4 PER PLAN REFERENCE 11-B)
- IF ANY OF THE LOTS COMPRISING THE SPECIAL EVENT FACILITY OVERLAY DISTRICT ARE SOLD OR OTHERWISE CONVEYED, THE OWNER OF THE SPECIAL EVENT FACILITY SHALL APPLY FOR AN AMENDMENT TO THE APPROVED SITE PLAN. NO EVENTS SHALL BE HELD ON THE SITE UNTIL SUCH TIME THE PLANNING BOARD HAS APPROVED THE AMENDED SITE PLAN.
- SHORELAND PERFORMANCE OVERLAY DISTRICT 250' HORIZONTAL DISTANCE OF THE NORMAL HIGH WATER LINE (NHWL) OF TIDAL WATER. NHWL LOCATED AT HIGHEST ASTRONOMICAL TIDE PLUS THREE (3) VERTICAL FEET UPLAND (9.6 ELEVATION).

THE NORMAL HIGH WATER LINE AS DEFINED IN THE MARCH 9, 2016 CAPE ELIZABETH ORDINANCE HAS BEEN CALCULATED UTILIZING CADD SOFTWARE USING DATA SHOWN FROM AERIAL PHOTOGRAMMETRIC METHODS FLOWN ON APRIL 23, 1997 BY JAMES SEWALL COMPANY BASED ON NAVD DATUM (1988). THE NHWL WAS CALCULATED BY THIS METHOD ON MAY 18, 2016 BY ROBERT C. LIBBY JR. PLS# 2190, SURVEYOR BH2M, CIVIL ENGINEERS.
- PLAN REFERENCES:
 - A. PLAN OF PROPERTY IN CAPE ELIZABETH, MAINE FOR SPRAGUE CORPORATION DATED DEC. 29, 1982 BY H.I. & E.C. JORDAN -SHEETS 1 THROUGH 4.
 - B. SUBDIVISION PLAT LOT 1 (LOT 1-1 THRU LOT 1-7) FOR THE SPRAGUE CORPORATION DATED FEB. 1998 BY BH2M INC., AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 199, PAGE 303.
- TYPES OF EVENTS WILL PRIMARILY BE WEDDINGS AND WEDDING RECEPTIONS. OTHER EVENTS MAY INCLUDE FAMILY REUNIONS, CORPORATE OUTINGS, BIRTHDAY PARTIES AND SIMILAR CELEBRATIONS.

EVENT SCOPE. ALL EVENTS SHALL NOT EXCEED THE FOLLOWING MAXIMUM LIMITS AND MAY BE FURTHER LIMITED WHEN NEEDED TO RECONCILE SITE CONSTRAINTS WITH SITE PLAN REVIEW STANDARDS.

A SPECIAL EVENT SHALL NOT EXCEED 275 ATTENDEES IN SIZE, INCLUDING GUESTS AND STAFF SUPPORTING THE EVENT.

NO MORE THAN 12 EVENTS SHALL BE HELD IN A CALENDAR YEAR.

NO AMPLIFICATION OF MUSIC FOR THE EVENT SHALL COMMENCE EARLIER THAN 9:00 A.M. NOR EXTEND LATER THAN 10:00 P.M.

NO EVENT SHALL EXCEED EIGHT (8) HOURS IN DURATION, EXCLUDING SET-UP AND BREAK-DOWN, IN A CALENDAR DAY.
- SITE PLAN APPROVAL DOES NOT INCLUDE OR GRANT PERMISSION FOR HOSTING SPECIAL EVENTS IN THE WENTWORTH LODGE BUILDING.
- EXISTING VEGETATION AS NOTED ON THE PLAN AND LOCATED WITHIN THE 30' SIDE AND FRONT YARD SETBACK AREAS OF LOTS 1-1, 1-2, AND 1-3 THAT PROVIDE A BUFFER FOR THE SPECIAL EVENT FACILITY SHALL NOT BE REMOVED.
- A MINIMUM OF 1 PORTABLE TOILET FOR EVERY 50 ATTENDEES SHALL BE PROVIDED AT SPECIAL FACILITY EVENTS.
- NO PERMANENT STRUCTURES ARE PROPOSED OR INCLUDED IN THIS SITE PLAN. TENTS INSTALLED FOR EVENTS ARE TEMPORARY AND WILL BE REMOVED AFTER EACH EVENT.

NO.	DATE	REVISION	DESCRIPTION
*	5/25/16	Rev'd Per Town Comments	
*	5/25/16	Rev'd Per Applicant Comments	
*	6/21/16	Rev'd Per Town Comments	
*	6/21/16	Rev'd Per Shoreland Summary	
*	9/19/16	Rev'd Per Town Comments	
*	5/2/19	Rev'd Per Applicant Comments	
*	2/8/22	Rev'd Plan Date	





Berry, Huff, MacDonald, Miligan Inc.
Engineers, Surveyors

380B Main Street
Gorham, Maine 04038

Tel: (207) 839-2771
Fax: (207) 839-8250

FOR

The Sprague Corporation
1 Ram Island Farm Road
Cape Elizabeth, Me 04107

SITE PLAN

SPECIAL EVENT FACILITY
SITE PLAN

LOWER RIVER ROAD
CAPE ELIZABETH, MAINE

DESIGNED T. Low	DATE March 2016
DRAWN T. Low	SCALE 1"= 50'
CHECKED A. Morrell	JOB. NO. 22022

SHEET

1

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